



Report of Technical Review Committee

Docket #: PC 2006-022 Project Type: Primary Date of Report: 4/12/2006
Project: Villages at Grassy Creek
Project Description: Section 10, zero-lot-line subdivision
Waivers: PC: centerline radius, corner lot setbacks
BPWS:
Engineer: Projects Plus Representative(s): Max Cooper

TRC Members Present

Planning:
Ed Ferguson
Deborah Luzier

Engineering:
Paul Peoni
Kevin Riddle

Fire Department:
Rodney Johnson

Other:
Sanitation – Keith Meier
Thane Morgan – Trails Comm

Minutes:

Cooper introduced the project.

Ferguson inquired as to whether there were zoning commitments associated with this property. Cooper responded that there were commitments with other sections of the subdivision with regard to increased lot widths around the perimeter, but that he does not think there were any with this property. Ferguson said that a Council member was pretty certain that commitments existed. Riddle added that he thought duplexes were originally planned for this site. More research is needed on this. Ferguson has not found any commitments that require larger lots along the eastern boundary of this subdivision plat.

Johnson distributed report from the Greenwood Fire Department.

Morgan asked about the trail along Stop 18. Peoni said that a five-foot concrete sidewalk is shown on the plans. Ferguson asked that it be increased to six feet wide. Cooper said that he would check with the developer to make sure this is agreeable.

Meier stated that outside sewer review will be required with the secondary plans.

Riddle asked if a 15-foot easement is required around the perimeter of the property. Ferguson said that a 15-foot drainage easement is required as well as a 25-foot building setback is required.

Ferguson asked if there was room for a 20-foot landscape easement along Stop 18 and if there was going to be any mounding. Cooper said that a little mounding is planned.

Peoni asked who designed the pond in Section 5. Cooper said that Projects Plus and Schneider designed the pond to accommodate drainage from this subject property as well. Peoni asked that a copy of the Section 5 pond drainage calculations be submitted with this project.

Cooper asked about coordinating the construction plans with the recording of plats. Ferguson insisted that each section for platting has to have its own set of construction plans. Luzier added that the section numbers need to be shown on the revised primary plat.

Johnson said that a guardrail is needed for the pond in Section 5. With the increase in traffic for this section, that is a safety issue for that entry off of Stop 18 Road.

Motion to approve comments by Johnson, second by Peoni. Motion passes unanimously.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Sanitary sewer plans shall be subject to review and approval by outside city consultant.
- 4) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 5) Landscape plans shall be subject to revision as per written staff report. 20-foot landscape buffer is required along Stop 18.
- 6) All written comments listed in Fire Department's report shall be met. (attached)
- 7) Provide copy of recorded commitments associated with this property. List zoning commitments on the secondary plats for each section.
- 8) Increase perimeter drainage easement from 10 feet to 15 feet.
- 9) Submit copy of drainage calculations for the pond in Section 5.
- 10) Show section numbers on revised plans (if applicable).
- 11) Add guardrail for pond in Section 5.